WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 171355 DEEDWARR
12/06/2018 04:10:22 PM 2 pgs
Fees: $13.00 Taxes: $7,141.00

20181206-0119256

File No.: ALW-18-607

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,930,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021

(AFFIX SEAL)

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HARVARD REYNOLDS	NEW OWNER	117-01-0-043.00
(NAME)	(NAME)	
607 CANTRELL AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ROGER T. BRIGGS, JR., AN UNMARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **HARVARD REYNOLDS, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

The following land situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, Block E, and part of an alley that was closed by Metro Ordinance Bill No. 79-1392 on the Plan of W. M. Cantrell's Subdivision, of record in Book 332, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Quitclaim Deed from Fred Russell Harwell, Trustee to Roger T. Briggs, Jr., as recorded on the 9th day of April, 2013 in Instrument No. 20130409-0035152 and Warranty Deed from William Bright and wife, Judith Bright to Fred Russell Harwell, Trustee, as recorded on the 29th day of November, 2011 in Instrument No. 20111129-0092766, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 607 CANTRELL AVENUE, NASHVILLE, TN 37215
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 3rd day of December, 2018.

Roger T. Briggs, Jr. by Adam G. LaFevor, attorney in fact

Roger T. Briggs, Jr. by Adam G. LaFevor,
Attorney-in-Fact

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 3rd day of December, 2018, before me personally appeared ADAM G. LAFEVOR to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ROGER T. BRIGGS, JR. and who acknowledged he/she/they executed the same as the free act and deed of the said ROGER T. BRIGGS, JR. POA of record in Instrument Number 20170003-0101204 and Scrivener's Affidavit in Instrument Number 20180213-0014271, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 3rd day of December, 2018.

Notary Public
My Commission Expires: 9/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171